

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
January 25, 2012**

Present: Mark Gluesing – Chairman, Janet Carter Bernardo – Vice Chair,
Sam Warner, Reg Foster, Mike Retzky

Absent: Carol Boulris, Jane Howard, Lita Young

Town Staff: Patricia Carey – Staff Liaison
Nicole DiCicco – Recording Secretary

The meeting convened at 7:35 PM in the Charles River Conference Room located in the Public Services Administration Building (PSAB).

Review and Acceptance of Minutes of Meetings – January 11, 2012: Ms. Bernardo noted two typos in the minutes, and made a motion to approve the minutes of the January 11, 2012 meeting as amended. The motion was seconded by Mr. Warner and was approved unanimously.

Chairman Updates: Mr. Gluesing updated the Committee on the current CPA Legislation under review at the State House. David DiCicco, Memorial Park Trustee is a strong proponent of the legislature and has been actively working with Representatives in Boston on it. He shared with Mr. Gluesing that politicians, including Denise Garlick, State Representative for Needham, that he has been talking to are strong supporters of the Recreation piece of the legislation, but feel that the percentage increase is too high for it to be passed at this time. Mr. Gluesing and Ms. Carey will be having a meeting on February 9th with Kate Fitzpatrick and Dave Davison regarding Needham's stance on this Legislation.

Mr. Gluesing also asked if there were any current updates on past projects and Ms. Bernardo informed the Committee that the Swamp Trail, originally approved in May 2006 will be going back out to RFP. Originally under funded, the Conservation Commission has some available funds and plans to move forward with the project this summer and hope it will be complete in 2013.

Schedule Update: *Because of absences, there will not be a quorum to review FY2012-01, FY2012-03 and FY2012-04. Mr. Gluesing decided to hold an additional meeting next week in order to review these projects before the applicant presentations on February 8th.*

- Meeting - **Wednesday, February 1st, 7:30pm, PSAB: Charles River Conference Room**
- Project Presentations for FY2012-1, FY2012-3 and FY2012-4 - **Wednesday, February 8th, 7:30pm, Town Hall: Highland Conference Room**

- Project Presentations for FY2012-2 and FY2012-5 - **Wednesday, February 29th, 7:30pm, TBD**
- Public Hearing - **Wednesday, March 14th at 7:30pm, Town Hall: Highland Conference Room**

Topics for Future Agendas: Because of member absences, there is not a quorum present to review FY2012-01, FY2012-03 and FY2012-04. Mr. Gluesing decided to hold an additional meeting next week, February 1st, in order to review these projects before the applicant presentations on February 8th. The meeting Agenda for the February 1st meeting will be the same as January 25th.

February 8th will be the Project Presentations for FY2012-01, FY2012-03 and FY2012-04. Rick Hardy of the Needham Historical Commission and Gloria Greis of the Needham Historical Society have both confirmed this date. Ms. Carey will follow up with Tedi Eaton, Needham Town Clerk for Mr. Retzky to be sure she received his notice of the meeting.

Application Review:

FY2012-02: Charles River Center – South Street Home: Mr. Warner gave the representatives of the Charles River Center (CRC) the Committee's final questions about permit timeline's, etc. and asked that they have their answers prepared for their presentation on February 29th. Mr. Gluesing also would like details from the Zoning Board of Appeals on the CRC project. He is concerned about the permitting of this development because it will not be a single family residence and would like to know if there are any 40B restricted exemptions.

Mr. Warner questioned the Town's process in dealing with the property in the case that this project failed. Ms. Carey will reach out to David Tobin, Town Counsel to see what legal rules the Town requires in the case that the CRC closed or sold the property. Mr. Warner will also follow-up with Maria McTernan of the CRC and will ask to have some answers available for the Committee in time for the February 1st meeting.

FY2012-05: Town Manager – Preservation of Open Space, Purchase of Land:

No additional information at this time.

Adjournment: Mr. Foster made a motion to adjourn the meeting at 7:55 PM. Mr. Warner seconded the motion. The motion was unanimously approved and the meeting was adjourned at 7:55 PM.

Respectfully submitted,

Nicole DiCicco
Recording Secretary